



Biodiversity gain plan

Submit a biodiversity gain plan to show how your development will achieve biodiversity net gain.

When to use this form

A biodiversity gain plan shows how a development will achieve 10% biodiversity net gain (BNG). Submit this form to your local planning authority after they approve your planning application.

Unless your development is exempt, you cannot start the development until the LPA approves your biodiversity gain plan and biodiversity metric calculation tool.

1. Submission details

1.1 Date

For example, 3/11/2023

29/09/2026

1.2 Planning application reference number

SMD 2025 0084 Gorstead Mill Farm

1.3 Local planning authority (LPA)

Staffordshire Moorlands District Council

1.4 Development site address

If the site does not have an address, enter the OS grid reference.

Gorstead Mill Farm, Gorstead Mill Lane, Bradnop, Staffs,
ST13 7NL

1.5 Describe the development

Tell us about the proposed development and any changes of use (250 words).

Planning application for a general-purpose agricultural building for the storage of machinery, equipment and sundries required for the land and flock of sheep. The proposed building is 167m² and is to be located within a current parcel of permanent grass immediately to the north of the small holding. The 437m² area surrounding the new building will be hardcore, as shown on the proposals. 0.12ha of modified grassland will be enhanced under onsite BNG measures (from poor to target condition of moderate) to meet the BNG requirements.

2. Developer details

2.1 Applicant name

Alan Norbury

2.2 Company name

A Norbury

2.3 Address

Gorstead Mill Farm, Gorstead Mill Lane, Bradnop, Staffs,
ST13 7NL

2.4 Email address

2.5 Telephone number

07702885415

2.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

2.7 Signature

2.8 Date

3. Responsible person details

Tell us about who is responsible for completing the biodiversity gain plan. For example, a consultancy ecologist or planning agent.

3.1 Name

Alexandra Lewis

3.2 Company name

Harvey Hughes

3.3 Address

43 Castle Street
Northwich
Cheshire
CW8 1EY

3.4 Email address

Alex.Lewis@harveyhughes.com

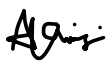
3.5 Telephone number

07891342568

3.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

3.7 Signature



3.8 Date

29/09/2025

4. Biodiversity net gain strategy

4.1 Is the relevant date for the pre-development biodiversity value the same date as the planning application?

- ☒ Yes
☐ No

4.2 If no, what earlier date did you agree with the LPA?

4.3 How have you met the guidance on 'what counts towards your BNG'?

[Find out what you can count towards a development's BNG](#)

The site was visited on 28th January 2025 and again in early September 2025 and the baseline habitats recorded. Following the guidance, it was understood that the site was not exempt from BNG. The metric was completed for the site to determine a baseline value and to determine what measures could be taken to achieve a 10% BNG. After an initial response from SWT and the LPA it was suggested that non significant BNG proposals be made to avoid the need for a Section 106 – rather achieving BNG through agreed planning conditions. The 10% BNG has therefore been re-thought and it is now proposed to be met by the enhancement of 0.12ha of modified grassland (poor condition) along the northern part of the grass field. Improving the overall condition to a target of moderate (potential to achieve good) will deliver over the 10% BNG requirements. This BNG is proposed to be met onsite with the same parcel as the development which is under the ownership of A Norbury.

4.4 How will you avoid or minimise impacts to habitats?

Tell us about the steps you've taken on site, including to avoid or minimise the impact on irreplaceable habitats.

The proposed agricultural building has been located within the permanent grass field, away from the field margin and mature tree along the boundary to minimise the loss of biodiversity to development. The small, proposed building has been designed to accommodate agricultural machinery and a small flock of sheep and will see a total loss of 604m² of modified grassland - 167m² will be the proposed building (U2, urban developed land with sealed surface – buildings) with the remaining loss of 437m² as hardcore surrounding the building (U3 urban developed land with sealed surface: other).

This area of modified grass may provide some limited opportunities for foraging animals - however the entrance to this parcel sees a high level of trampling by sheep and the wider pasture appears to be of higher ecological value and provides more attractive opportunities for wildlife – such as the network of field margins, ditches and mature trees along boundaries.

There were no protected species on site and there was no evidence of protected species using the site.

Combes brook lies 75m to the south of area 1 at its closest point.

Furthermore, using the interactive map tool on MAGIC MAP- the nearest SSSI was identified almost 1km away (COMBES VALLEY). Nonetheless the Impact risk zone for SSSIs was investigated to see if there were any considerations. The Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs) indicated that at the location selected, the proposed development is unlikely to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.

There will be no loss of irreplaceable habitats.

To compensate for this loss of 604m² modified grassland poor condition – we propose to enhance an area of modified grass within the same parcel to the east of the building (0.1200ha) – improving it from poor to moderate condition.

4.5 Did you use your local nature recovery strategy to inform the strategic significance of habitats?

This includes other specified strategies if you do not have a local nature recovery strategy.

- ☒ Yes
- ☒ No

4.6 How will you achieve the target net gain percentage?

- ☒ On-site
- ☐ Off-site
- ☐ Both

4.7 Are any of your on-site enhancements considered 'significant'?

[Find out what counts as a significant on-site enhancement.](#)

- ☐ Yes
- ☒ No

4.8 If yes, tell us about the significant on-site enhancements

Include the appropriate planning condition or how you've secured the habitat.

Non significant enhancement of low distinctiveness habitat

LOW to LOW

4.9 How many off-site biodiversity units do you need to meet 10% net gain?

0

4.10 Explain why you're using off-site biodiversity units

Only answer this question if you're planning to use off-site biodiversity units (250 words).

4.11 Explain why you're planning to use statutory biodiversity credits

Only answer this question if you're planning to use statutory biodiversity credits (250 words).

4.12 Do you have a habitat management and monitoring plan?

☐ Yes

☒ No

4.13 Have you used the statutory biodiversity metric tool?

☒ Yes

☐ No

4.14 Biodiversity metric calculation

Send your biodiversity metric calculation to the LPA and enter the file name.

BNG Full Metric V2 JAN 2026 Gorstead

4.15 Condition assessments

Send your condition assessments to the LPA and enter the file name.

BNG report V3 Jan 26

4.16 Pre-development habitat survey report and map

Send your baseline habitat survey report and map to the LPA. Enter the file name.

BNG report V3 Jan 26

4.17 Post-development habitat map or landscape plan

Send your post-development habitat survey report and map to the LPA. Enter the file name.

BNG report V3 Jan 26

s4.18 Have you included an approved habitat degradation in the baseline?

If yes, include the relevant consenting body and reference number.

☐ Yes

☒ No

Consenting body

Reference number

5. Irreplaceable habitats

5.1 Does the development impact any irreplaceable habitats?

If yes, tell us if you've submitted an approved compensation plan.

☐ Yes

☒ No

5.2 Have you submitted an approved compensation plan?

☐ Yes

☒ No

6. On-site habitat enhancements

Answer this section if your development includes on-site habitat enhancements.

6.1 Survey date

For example, 3/11/2023

09/09/2025

6.2 Survey constraints

For example, access issues, weather, or seasonal constraints.

Part of the field had been burned off, but substantial amount of peripheral grassland, some regrowth and wider field to make a condition assessment,

6.3 Total pre-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

0.41

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

6.4 Total post-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

0.47

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

6.5 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

0.05 (rounded on metric)

Area habitat biodiversity units % change

13.10%

Hedgerow biodiversity units

0

Hedgerow biodiversity units % change

0

Watercourse biodiversity units

0

Watercourse biodiversity units % change

0

6.6 Will you register and allocate any biodiversity units from your site to other developments?

If yes or provisionally, give details.

☐ Yes

☒ No

6.7 Give details

Tell us about the amount of biodiversity units and the development location (250 words).

7. Off-site habitat enhancements

Answer this section if your development includes off-site habitat enhancements.

7.1 Tell us about the off-site habitat enhancements

Include whether you're delivering the off-site enhancements or buying biodiversity units.

7.2 Biodiversity gain site register reference number

7.3 How have you secured the off-site habitat enhancements?

Tell us about any responsible bodies and whether you've used an S106 or conservation covenant.

7.4 Total baseline biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

7.5 Total biodiversity value post-intervention

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

7.6 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

Area habitat biodiversity units % change

Hedgerow biodiversity units

Hedgerow biodiversity units % change

Watercourse biodiversity units

Watercourse biodiversity units % change

8. Statutory biodiversity credits

Answer this section if you need to use statutory biodiversity credits.

8.1 Do you need to use statutory biodiversity credits?

☐ Yes

☒ No

8.2 How many statutory biodiversity credits do you need?

Tell us the unit shortfall by tier, including the spatial risk multiplier. Enter the number from the headline results in your statutory biodiversity metric calculation.

A1

A2

A3

A4

A5

H

W

8.3 What evidence is there that no units are available through the market?

Send a message from at least 3 habitat providers, or a search result from online registers.

8.4 Proof of purchase

Send proof of purchase and enter the reference number.

9. Trading summary

9.1 Distinctiveness group

Tell us if you met the BNG trading rules on habitat compensation for each distinctiveness group. If you did not meet the trading rules, tell us if you agreed bespoke habitat compensation.

Check the rules on habitat compensation in the [statutory biodiversity metric user guide](#).

Very high

n/a

High

n/a

Medium

n/a

Low

Trading rules satisfied LOW TO LOW

10. Sharing data (optional)

10.1 Can we share your ecological survey data with the Local Environmental Records Centre or other bodies?

☒ Yes

☐ No